

PUD-2-2015
Truong PUD – Phase 2 Final Plat
1559 West 3860 South
RM & C-2 Zones
50 lots
5.6 Acres

BACKGROUND

Russell Platt, representing the property owner, is requesting final plat approval for the second phase of the Truong Planned Unit Development. The subject property received preliminary approval from the Planning Commission in September 2012. The first phase was recorded in September 2013 and is presently under construction.

STAFF/AGENCY COMMENTS:

Public Works Department:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Contact Salt Lake County Auditor's Office for approval of street names and subdivision names.

Existing improvements and those that will be constructed along 3860 South shall be installed in accordance with plan and profiles approved by the Engineering Division.

Concern with regards to grading and drainage. Especially as it relates to the access road along the north property line.

Revisions to plat required.

Flood control issues to be coordinated with Public Works.

Utility Companies:

Developer to coordinate all utility connections.

Granger Hunter Improvement District:

Project is subject to all GHID requirements and design standards.

Fire Department:

Fire hydrant locations need to be shown on subdivision plat.

Secondary access from Grasmere Lane required. Install removable bollards for fire access.

Understanding that the Parks Department would like a softer look for the secondary access lane through the future City Park, the Fire Department is willing to approve turf block or other similar products for the emergency access.

Building Division:

Follow recommendations outlined in the soils report.

Parks Department:

Install Turf Block or similar product along the north 20-feet of the future City Park.

Install fencing along the western boundary of the future City Park. Fence type is recommended to be black vinyl coated chain link. This will help delineate the public from private space and will help define those areas to be maintained by the HOA and City.

Development agreement requires that 1 full acre be deeded to the City. Plat acreage is slightly less than what is required.

ISSUES:

The second phase of the Truong PUD will consist of 50 residential lots, 1 commercial lot and 4 parcels. During the rezoning of this property, a development agreement was reviewed and approved by the Planning Commission and City Council. All conditions outlined in this agreement will be required as part of the approval process. Due to the size and scope of this development, staff would like to address the following issues:

Access:

Access to the subdivision will be gained from 3860 South. All streets within the development will be private. The private right-of-ways will be 26 feet in width. Improvements within the ROW will be 24 feet of asphalt, a rolled gutter and ribbon curb to contain the asphalt.

Due to 3860 South being the only access to this property, a secondary access will be required. During the preliminary review process, a secondary access was proposed at Grasmere Lane. The secondary access road will be located along the north side of the future City Park being adjacent to the Gates at Kingpointe PUD and will be 20-feet in width.

Should the secondary access road need to be used by the Fire Department, it will need to support the weight of their vehicles. Thus, it is important to make sure that the construction of this access road be in accordance with their approval.

The Parks Department understands the need for the road to handle large vehicles, but would like to see a soft look as opposed to a hard surface such as concrete or asphalt. They are recommending that the developer install a turf-block, or similar product that would allow grass to grow between the cells. After discussing the matter with the Fire Department, they are fine with that recommendation.

To discourage people from driving on the secondary access road, the developer will need to install removable bollards at the entrance. These bollards will need to be reviewed and approved by the Fire Department. The City will also install a sign indicating that the access road is for Fire Department use.

Housing:

Housing proposed for this project will be a combination of 2 and 3 story units. The 2 story units will be approximately 1540 square feet of finished floor area. In addition, a 680 square foot basement is also planned for many of these units. The 3 story units will be approximately 1960 square feet, but will not have a basement. Each unit will have a two car garage accessed from the rear of the building allowing the front of each dwelling to front a common green.

The elevations consist of architectural enhancements placed along different planes to create visual depth. This will result in a more attractive building. Varied roof pitches and second floor balconies will add to this concept. The rear elevation has been designed with boxed windows, raised roof sections and building relief to help enhance these elevations. Building materials will consist of brick, stucco and fiber cement siding.

The developer is proposing to use two color schemes for this project. Additional colors will be used on the hardi-plank to accentuate certain portions of the buildings.

Garbage Collection:

The development has been designed with a U shaped street pattern. This will allow all residents to have their own garbage can. Dumpsters will not be needed in this project. The developer will need to coordinate garbage collection with a private agency for collection.

Parking:

All units will have a two car garage. The three story units will have a driveway in front of the unit, while two story units will not. Even though the City's parking requirements would be satisfied, (2 spaces per unit) a number of guest parking spaces will be provided as well. The total number of required spaces is 100 and 172 are being provided. The developer is considering additional guest spaces somewhere on the eastern portion of the development, but has not yet decided if it is necessary, as all of these units will have full driveways.

Fencing:

The development agreement sets forth the fencing requirements. There is to be no solid fencing along 3860 South, but a 6-8 foot masonry wall will be required along the east, west and north sides of the existing commercial building. The developer had mentioned putting in a 3-rail fence along 3860 South, but has yet to determine if that will be needed.

As part of the PUD application, staff and the Parks Department is recommending that a 6-foot black coated vinyl fence be installed along the west boundary of what will become the City Park. This will help delineate the private from public space and will also be a marker for maintenance crews. A fence type other than chain link could be used, but would need to meet with the Parks Department standards. The developer can coordinate this with the Parks Department.

In addition to the general fencing noted above, additional fencing and a gated fence will need to be installed at the north end of 1530 West. This fence will help keep the secondary access from being used by residents or those visiting the property. A Knox-box will allow the Fire Department to access the gate should an occasion ever arise.

Landscaping:

The overall open space has been calculated at 3.31 acres for this development. This number comprises just over 50% of the project area. As required in phase 1, phase 2 will have enhanced landscaping along 3860 South to help buffer buildings from the street. A more formal landscape plan will need to be submitted prior to the plat being recorded.

Soils Report:

Basements were not originally planned for this development. However, prior to the recordation of the first phase, the developer submitted a soils report that indicated ground water was not encountered to a depth of 25 feet. The report did indicate however that ground water levels could fluctuate as much as 10-15 feet. Even with this possibility, basements could be installed for certain units in the development. Based on these findings, the developer has installed basements for the two story units.

City Park:

Per the development agreement, a parcel 1 acre in size will be deeded to the City for use as a City Park. As mentioned previously, a secondary access road will be installed by the developer along the northern portion of the park property. The Parks Department will maintain everything on the City's property, and the HOA will maintain everything else.

To deter people from using the secondary access the Fire Department is recommending that the developer install removable bollards at the entrance to the access road. This improvement will need to be coordinated with the City Fire Department.

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Site Management

The developer will provide a Home Owner's Association for the entire project. The association will be responsible to hire a property management company. As per previous PUD applications, staff will recommend that prior to this development being turned over to the association, a meeting with staff, developer and Management Company take place. This will provide an opportunity to ensure that all development standards and improvements have been completed in accordance with the Planning Commission's approval of this project.

STAFF ALTERNATIVES:

- A. Grant final approval for the Truong PUD Phase 2 Subdivision subject to the following conditions:
1. That the developer resolve all staff and agency concerns.
 2. That all housing comply with the multiple family design standards outlined in the City ordinance.
 3. That the applicant follow the recommendations outlined in the soils report.
 4. That the developer submit a formal landscape plan prior to recordation of the second phase. Said plan shall provide measures to ensure water conservation techniques will be used in accordance with City ordinances.
 5. That all provisions of the West Valley City Fire Department be satisfied. This will include the installation of an approved turf block access road and bollards installed at the entrance off of Grasmere Lane.
 6. That the developer resolve any issues regarding irrigation ditches and irrigation water that may be in use. This includes any necessary easements for storm water runoff.
 7. That compliance be made with Granger Hunter Improvement District, i.e., water line extensions, connections, water rights and fire protection.
 8. That the subdivision name and street names be approved by the Salt Lake County Auditor's Office.

9. That proposed building setbacks be in accordance with the site plan reviewed as part of this application. Slight modifications can be made to this plan if needed in order to accommodate utilities or other infrastructure.
10. That all conditions related to the development agreement be made part of this approval.

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11. That building elevations, colors and materials, be in accordance with those presented to the Planning Commission during the January 23, 2013 meeting.
 12. That lighting be provided throughout the entire development. In addition, the developer will need to coordinate street lighting on 3860 South with the City Engineering Division.
- B. Continuation, in order for the developer to address issues raised during the public hearing.

Applicant:

Russ Platt
1759 E 4620 S

Discussion: Steve Lehman presented the application. Russ Platt, the applicant, stated that the townhome units in the first phase have been very well received. He added that they were originally planning on a starting point of \$170,000 but are currently selling for \$210,000. He indicated that resources are now available to finish the development and the entire project should be completed within the next 18 months. Mr. Platt stated that he would prefer a 3 rail fence around the park instead of a chain-link one because he feels this would provide a softer look and be a nice transition from public to private properties. Terri Mills stated that she prefers the 3 rail fence as well and suggested that no fence be added along 3860 S since the street view is nicely landscaped and open. Mr. Platt agreed. Commissioner Mills asked what type of perimeter the decks will have. Mr. Platt replied a dark bronze metal wrap that will blend in with the development and will not deteriorate. Jack Matheson stated that the plat is well designed but suggested more visitor parking spaces. Mr. Platt replied that this is difficult since open space requirements had to be met while ensuring good traffic flow, etc. Martell Winters suggested extending the 3 rail fence to the knuckled street to the east and indicated this may help prevent vehicular access to the park as well.

Commissioner Mills asked why the Parks Department doesn't want to see pedestrian access on the fire lane. Steve replied that pedestrians can still access this but the City doesn't want people parking in this location. He indicated that it will be open for people to use but will be signed as a fire access with removable bollards to prevent vehicular access. Commissioner Mills asked if strollers will be able to go over the proposed turf block. Steve replied the

surface would be rough and although similar to grass, the surface would be hardened but bumpy.

Motion: Commissioner Winters moved for approval subject to the 12 conditions adding condition 13 to state: A 3 rail fence shall be installed at the west end of the park to delineate public and private property and to prevent vehicular access.

Commissioner Fuller seconded the motion.

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Roll call vote:

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Commissioner Winters	Yes
Vice-Chairman Meaders	Yes

Unanimous-PUD-2-2015- Approved